



NOTICE OF LAND USE PUBLIC HEARING

Wednesday, July 6, 2016, 7:00 PM

City of Corvallis Planning Commission

City Fire Station Meeting Room, 400 NW Harrison Boulevard

HEARING TOPIC/CASES:

“Pastega” Comprehensive Plan Amendment and
Zone Change
(CPA14-00003 & ZDC14-00005)

OWNER:

Pastega Investment Company, LLC
2595 NE Belvue St.
Corvallis, OR 97330

APPLICANT:

Devco Engineering
245 NE Conifer Boulevard
Corvallis, OR 97339

SUBJECT SITE LOCATION:

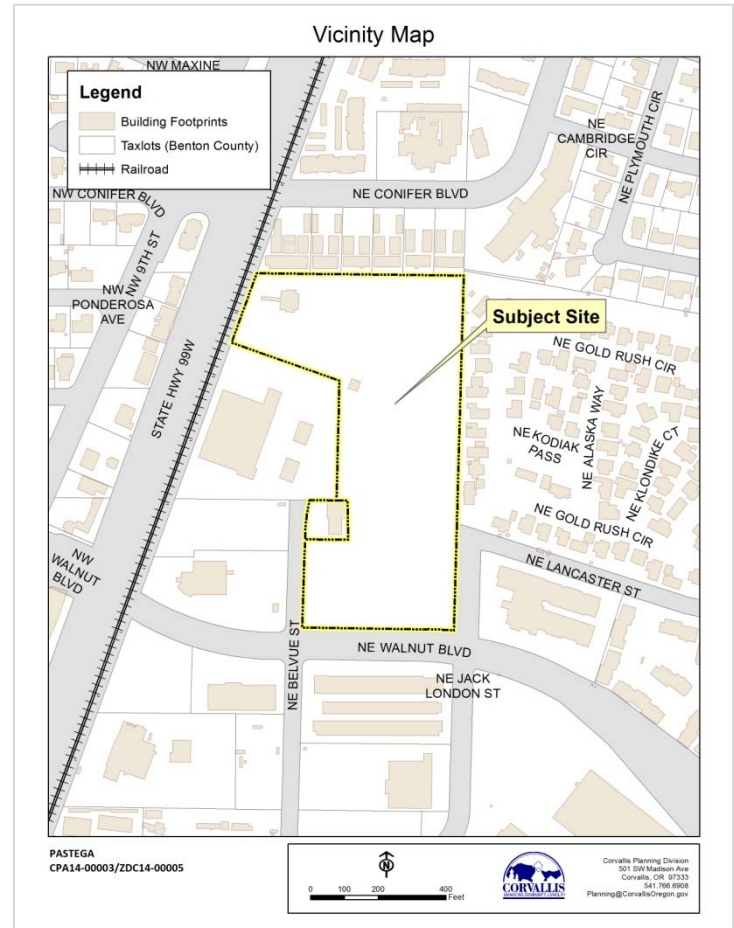
The 11.1 acre subject site is located on the north side of NE Walnut Blvd., between NE Belvue St. and NE Jack London St. It is identified on Benton County Assessor's Map 11-5-24CC as Tax Lots 1500 and 1600.

REQUEST:

The applicant seeks approval of a Comprehensive Plan Map Amendment and Zone Change. On the eastern 5.1-acre portion of the site, the Comprehensive Plan Map designation would change from General Industrial to Residential – Low Density, and the zoning designation would change from General Industrial (GI) to Low Density Residential (RS-6). On the western 6-acre portion of the site, the Comprehensive Plan Map designation would remain General Industrial, and the zoning designation would change from GI to Mixed Use Employment with a Nonresidential Planned Development Overlay (PD(MUE)).

WHOM TO CONTACT FOR MORE INFORMATION:

Rian Amiton, Associate Planner (541) 766-6573, rian.amiton@corvallisoregon.gov
Mailing Address: City of Corvallis, Planning Division, P.O. Box 1083, Corvallis, OR 97339
Office Location: City Hall, Main Level, 501 SW Madison Avenue



PLEASE TURN OVER FOR MORE INFORMATION

THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Planning Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- The Planning Commission will provide the City Council with a recommendation to approve, modify, or deny the proposed Comprehensive Plan Map Amendment.
- The Planning Commission will approve or deny the proposed Zone Change. If the Planning Commission approves the Zone Change, this decision shall be contingent upon City Council approval of the Comprehensive Plan Amendment.
- You may provide written and/or oral testimony on the proposal as follows:
 - Written testimony: Written testimony may be submitted to planning@corvallisoregon.gov or the Staff contact listed on the front of this notice. Written testimony submitted by noon, eight days prior to the public hearing, will be included in the Planning Commission packets that are delivered prior to the hearing. If you are unable to submit your written testimony by 5pm on the day of the hearing, please bring 15 copies to the public hearing to allow for Planning Commission and staff review. The copies may be submitted to the Minutes Recorder or Planning staff prior to the beginning of the meeting, or during oral testimony.
 - Oral testimony: Oral testimony may be given at the public hearing. The Chairperson may set a time limit of three minutes per person for oral testimony.
- Any person participating in the hearing is entitled to request that the hearing be continued to a second hearing if new evidence or documents are submitted in favor of the application. The “continuance” hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying also may request to have the written record remain open for seven days to allow for the submittal of additional written testimony.
- “Raise it or waive it”: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. This means that in order to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s public hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION:

The Planning Commission decision on the Zone Change will be final unless the case is appealed to the City Council. Appeal of the Zone Change may be filed within 12 days of the date a notice of disposition is signed and must be filed by 5:00 p.m. on the final day of the appeal period. Where the final day of an appeal period falls on a weekend or holiday the appeal period shall be extended to 5:00 p.m. on the next work day. The Planning Commission’s recommendation to the City Council regarding the Comprehensive Plan Amendment is not an appealable decision.

DECISION-MAKING CRITERIA:

The Planning Commission will evaluate this request based on specific review criteria from the Corvallis Land Development Code and other applicable requirements. The staff-identified decision-making criteria are listed below. Because a Comprehensive Plan Map Amendment has been requested, consistency with the general policy direction of the Comprehensive Plan and Statewide Planning goals are a necessary consideration.

Land Development Code Chapters	Comprehensive Plan Policies	Statewide Planning Goals
1.2, 1.6, 2.0, 2.1, 2.2, 3.0, 3.3, 3.22, 3.24, 3.32, 4.0, 4.1, 4.2, 4.4, 4.6, and 4.10	1.2.3, 1.2.5, 3.2.1, 3.2.7, 8.2.1, 8.2.4, 8.9.1, 8.9.3, 8.10.1, 9.2.2, 9.2.5, 9.3.3, 9.4.1, 9.5.1, 9.5.4, 9.5.6, 9.5.13, 10.2.5, 11.2.1, 11.2.2, 11.2.9, 11.3.9, 11.3.10, and 14.3.1	Goal 1, Goal 2, Goal 9, and Goal 10

Citizens are encouraged to become familiar with the application and applicable review criteria. A staff report discussing the request in relation to the criteria will be available seven days before the hearing (www.corvallisoregon.gov/cd-staffreports). All documents may be reviewed at the Planning Division office without charge; copies will be provided upon request. The Land Development Code and Comprehensive Plan documents are available in the Corvallis-Benton County Public Library (645 NW Monroe Avenue), and on the City’s web site (www.corvallisoregon.gov/cd-planning).

THE CORVALLIS PLANNING DIVISION ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.

MAIL / POST: June 15, 2016